118.0	0008	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,317,900	/	1,317,900
USE VALUE:	1,317,900	/	1,317,900
ASSESSED:	1,317,900	/	1,317,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAN JO-ELLEN & IRIS
Owner 2:	
Owner 3:	
Street 1:	341 FOREST STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	102405 LRD LLC -
Owner 2:	-
Street 1:	100 UNICORN PARK DR
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 7,899 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 4081 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7899.000	858,000		459,900	1,317,900
Total Card	0.181	858,000		459,900	1,317,900
Total Parcel	0.181	858,000		459,900	1,317,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.98 | /Parcel: 322.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76786
GIS Ref	
GIS Ref	
Insp Date	07/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 118.0-0008-0002.A

!9234!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	858,000	0	7,899.	459,900	1,317,900	1,317,900	Year End Roll	12/18/2019
2019	101	FV	654,600	0	7,899.	466,400	1,121,000	1,121,000	Year End Roll	1/3/2019
2018	101	FV	654,600	0	7,899.	348,200	1,002,800	1,002,800	Year End Roll	12/20/2017
2017	101	FV	649,300	0	7,899.	315,300	964,600	964,600	Year End Roll	1/3/2017
2016	101	FV	125,400	0	7,899.	302,200	427,600	427,600	Year End	1/4/2016
2015	101	FV	124,800	0	7,899.	256,200	381,000	381,000	Year End Roll	12/11/2014
2014	101	FV	124,800	0	7,899.	243,100	367,900	367,900	Year End Roll	12/16/2013
2013	101	FV	124,800	0	7,899.	231,300	356,100	356,100		12/13/2012

PRINT

Date	Time
12/10/20	23:44:15

LAST REV

Date	Time
09/18/17	15:10:52
apro	

USER DEFINED

Prior Id # 1:	76786
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9234

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
102405 LRD LLC,	67838-321		8/18/2016		1,140,000	No	No		
GILLIS ARLENE,	65308-308		5/1/2015	Change>Sale	440,000	No	No		
GILLIS KEVIN/ET	22698-184		12/8/1992		19,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	42	Heat App	12,000		1/13/2016			Heat & A/C unit
9/17/2015	1364	New Buil	400,000		9/18/2015			Demo existing hous

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2016	Meas/Inspect	PT	Paul T
7/18/2016	Permit Visit	PT	Paul T
4/18/2009	Inspected	372	PATRIOT
4/1/2009	Measured	372	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
10/25/2000	Misd Hearing		
2/15/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7899		Sq. Ft.	Site		0	70.	0.83	5									459,877						459,900	

Total AC/HA:	0.18134	Total SF/SM:	7899	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	459,877	Spl Credit		Total:	459,900

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01132131
Const Adj.:	0.99989998
Adj $ / SQ:	126.403
Other Features:	146430
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860581
Depreciation:	2582
Depreciated Total:	857999

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	3	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

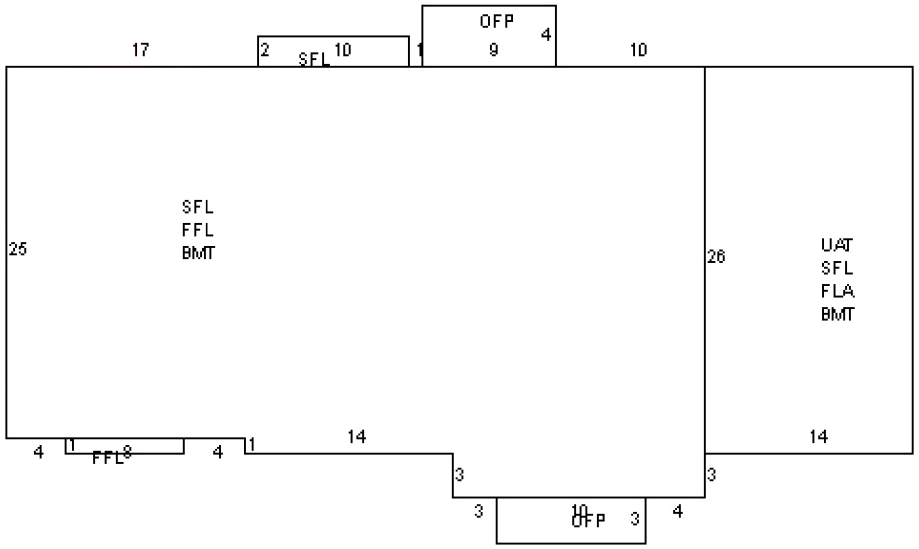
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.12
Special Features:	0	Val/Su Net:	169.97
Final Total:	858000	Val/Su SzAd	295.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,641	126.400	207,427
BMT	Basement	1,621	60.670	98,351
FFL	First Floor	1,265	126.400	159,899
FLA	Finish Livin	364	75.840	27,606
UAT	Upper Attic	91	50.560	4,601
OFP	Open Porch	66	41.500	2,739

Net Sketched Area:	5,048			Total:	500,623
Size Ad	2906	Gross Are	5321	FinArea	4081

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0008-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1999	0.00	T	16	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	